

# EXHIBIT H



**Diversified Financial Services**  
CERTIFIED PUBLIC ACCOUNTANTS  
New York, NY / Brooklyn, NY

May 23, 2024

To Whom It May Concern,

We have reviewed the lease agreement between Fifth & 106<sup>th</sup> Street Associates L.P., landlord, and Mark Haynes, tenant. Based on the lease rider, we have prepared the attached schedule of what the actual annual rent increases/payments should have been.

If you have any questions or require further clarification please contact the below signed.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Mohammed Ali'.

Mohammed Ali, CPA

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New York City Location  
122 East 42nd St. Suite 1518, New York, NY 10168  
P: 212.687.8801 P: 212.687.8820

Brooklyn Location  
9004 Fifth Avenue, Brooklyn, NY 11209  
P: 718.833.6266 P: 718.833.6475

**Rent Payments per Lease Agreement**  
**Fifth 106th Street Associates L.P. (Landlord) Mark Haynes (Tenant)**

	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
<b>January</b>		1,905.00	2,009.78	2,120.32	2,236.94	2,359.97
<b>February</b>		1,905.00	2,009.78	2,120.32	2,236.94	2,359.97
<b>March</b>		1,905.00	2,009.78	2,120.32	2,236.94	2,359.97
<b>April</b>		1,905.00	2,009.78	2,120.32	2,236.94	2,359.97
<b>May</b>		1,905.00	2,009.78	2,120.32	2,236.94	2,359.97
<b>June</b>		1,905.00	2,009.78	2,120.32	2,236.94	2,359.97
<b>July</b>		1,905.00	2,009.78	2,120.32	2,236.94	2,359.97
<b>August</b>		1,905.00	2,009.78	2,120.32	2,236.94	2,359.97
<b>September</b>		1,905.00	2,009.78	2,120.32	2,236.94	2,359.97
<b>October</b>	1,905.00	2,009.78	2,120.32	2,236.94	2,359.97	2,489.77
<b>November</b>	1,905.00	2,009.78	2,120.32	2,236.94	2,359.97	2,489.77
<b>December</b>	1,905.00	2,009.78	2,120.32	2,236.94	2,359.97	2,489.77
<b>Oct 2018-Sept 2019</b>	1,905.00					
<b>Oct 2019-Sept 2020</b>		2,009.78				
<b>Oct 2020-Sept 2021</b>			2,120.32			
<b>Oct 2021-Sept 2022</b>				2,236.94		
<b>Oct 2022-Sept 2023</b>					2,359.97	
<b>Oct 2023-Dec 2023</b>						2,489.77